

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for OCTOBER 26, 2005 PLANNING COMMISSION MEETING

PROJECT #: Special Permit No.05050
Hunters Pointe Townhomes Community Unit Plan

PROPOSAL: Community Unit Plan for 116 townhouse units.

LOCATION: N. 20th St. and Superior St.

WAIVER REQUEST:

1. Minimum lot width for Lots 15-28, Block 4.
2. Block length for N. 18th St.
3. Sanitary sewer running against street grade.
4. Front yard setback for Lot 1, Block 4 and Lot 24, Block 5
5. 3% intersection approach grade at N. Gate Rd. and N. 20th St.
6. Minimum lot area for Lots 11-20, Block 1.

LAND AREA: 26.32 acres, more or less

CONCLUSION: The proposed project is in conformance with the comprehensive plan and is an appropriate use of an infill site.

<u>RECOMMENDATION:</u>		Conditional Approval
Waivers:		
1.	Minimum lot width for Lots 15-28, Block 4.	Approval
2.	Block length for N. 18 th St.	Approval for west side only
3.	Sanitary sewer running against street grade.	Approval
4.	Front yard setback for Lot 1, Block 4 and Lot 24, Block 5	Approval
5.	3% intersection approach grade at N. Gate Rd. and N. 20 th St.	Denial
6.	Minimum lot area for Lots 11-20, Block 1.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: see attached

EXISTING ZONING: R-2, Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	R-2, Residential	Multi-family, Paul VI Heights Community Unit Plan
South:	R-2, Residential	Single family
East:	R-2, Residential	Mobile Home Court
West:	R-2, Residential	Single family

ASSOCIATED APPLICATIONS: None

HISTORY:

July 29, 1996 Special Permit #1609 for Paul VI Heights Community Unit Plan was approved by City Council.

June 29, 1970 Special Permit #499 for a mobile home court was approved by City Council

COMPREHENSIVE PLAN SPECIFICATIONS:

"Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods, and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods." (F-17)

"Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood." (F-18)

"Encourage mixed use redevelopment, adaptive reuse and in-fill development including residential, commercial and retail uses." (F-18)

"Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents." (F-18)

"The street network should facilitate calm traffic conditions, provide multiple connections within and between neighborhoods, using neighborhood development aspects such as four way intersections of residential streets, and reduced block lengths." (F-19)

"Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Preserve existing affordable housing and promote the creation of new affordable housing throughout the community." (F-65)

"Structure incentives to encourage more efficient residential and commercial development to make greater utilization of the community's infrastructure." (F-72)

UTILITIES: All utilities are available to serve this development.

TOPOGRAPHY: Generally slopes to the southeast.

TRAFFIC ANALYSIS: All streets within the development are private streets, except N. Gate Rd. west of N. 18th St. Superior St., just north of this development, is an arterial street.

PUBLIC SERVICE: The nearest elementary school is Campbell elementary located at approximately N. 20th St. and Superior St.

The nearest fire station is Station #10 located at N. 14th St. and Adams St.

ALTERNATIVE USES:
Complete the previously approved mobile home court.

ANALYSIS:

1. This is a request for a Community Unit Plan for 116 townhouse units on approximately 26 acres. The City design standards allows for a maximum density of 152 units for R-2 zoning on 26 acres.
2. The area of this development was previously approved as part of a mobile home court for 110 mobile home spaces.
3. The applicant is requesting a waiver to block length for N. 18th St. A street connection to the west to Bel Ridge Dr. is not possible because there was no street stub from Bel Ridge Dr. to the east. However, a connection can be made to the east to Thomasville Ave. This street connection would result in more internal circulation and shorter block length. The street connection was shown in Special Permit #499. To make the street connection a culvert will need to be installed across the channel.
4. The applicant is requesting a waiver to lot width and lot area. The Community Unit Plan allows for flexibility from the strict zoning requirements for the R-2 district. The R-2 district requires a minimum lot area of 5,000 s.f. per family and lot width of 40' per family. These waivers are typical with a community unit plan.

5. The applicant is also requesting a side yard setback waiver for Lot 1, Block 4 and Lot 24, Block 5. This is in error, the request should be for a front yard setback because they are corner lots. Corner lots require a front yard setback on each street side. The reduction is from 25' to 15'. The waiver should only apply to the setback along N. Gate Rd.
6. The applicant is requesting a waiver for grade at the intersection of N. Gate Rd. and N. 20th St. Public Works Department does not support the waiver as it appears that the street grades could be adjusted to meet design standards.
7. The proposed development is an appropriate use of an infill site and provides for an alternative to single family residential.

CONDITIONS OF APPROVAL:

Site Specific:

1. This approval permits 116 dwelling units with waivers to reduce the lot area, lot width, front yard setback, block length, allow sanitary sewer running against street grade and 3% intersection approach grade at N. Gate Rd. and N. 20th St.

If any final plat on all or a portion of the approved Community Unit Plan is submitted five (5) years or more after the approval of the Community Unit Plan, the city may require that a new Community Unit Plan be submitted, pursuant to all the provisions of section 26.31.015. A new Community Unit Plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the Community Unit Plan as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosion control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

Permittee agrees:

to complete the street paving of public streets shown on the final plat within two (2) years following the approval of the final plat.

To complete the paving of private roads shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of N. 20th St., Atlas Ave., N. Gate Rd., N. 19th St., and N. 18th St. as shown on the final plat within four (4) years following the approval of the final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

to complete the installation of private street lights along streets within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along both sides of N. 20th St., Atlas Ave., N. Gate Rd., N. 19th St., and N. 18th St. within this plat within four (4) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the Community Unit Plan

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to submit to the lot buyers and home builders a copy of the soil analysis.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to protect the trees that are indicated to remain during construction and development.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

General:

2. Before receiving building permits:

2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

2.1.1 A revised site plan including 5 copies showing the following revisions:

2.1.1.1 Show utility easements as requested by LES report of October 10, 2005.

2.1.1.2 Change "side yard" to "front yard" on waiver #4.

- 2.1.1.3 Show the easements that are labeled on the utility plan on the site plan.
- 2.1.1.4 State the purpose of all outlots.
- 2.1.1.5 Show density calculations as outlined in Chapter 3.35 of the City of Lincoln Design Standards.
- 2.1.1.6 Change “use” to “special” in Note 1.
- 2.1.1.7 Add a note that states, “Signs shall comply with Section 27.69 of the Lincoln Municipal Code.”
- 2.1.1.8 Show how access shall be provided to Outlot C & F.
- 2.1.1.9 Make corrections to the satisfaction of Watershed Management.
- 2.1.1.10 Make correction to the satisfaction of Public Works & Utilities-Engineering Services.
- 2.1.1.11 Provide a shaded seating area in conjunction with the tot lot.
- 2.1.1.12 Provide a ½ court basketball pad to address recreation needs.
- 2.1.1.13 Substitute Summershade Maple with Autumn Blaze Maple.
- 2.1.1.14 Show an enlarged detail of the recreation area.
- 2.1.1.15 Connect Thomasville Ave. to N. 18th St.
- 2.1.1.16 Have an approved administrative amendment to Special Permit #499 that revises the boundary of Special Permit #499.
- 2.2 Ornamental street lights for private roadways and pedestrian way easements are approved by L.E.S.
- 2.3 The construction plans comply with the approved plans.
- 2.4 Final plat(s) is/are approved by the City.

- 2.5 The required easements as shown on the site plan are recorded with the Register of Deeds.

STANDARD CONDITIONS:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying this community unit plan all development and construction is to comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
 - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

Tom Cajka
Planner

DATE: October 13, 2005

APPLICANT: Breck Collingsworth
8200 Cody Dr. Suite G2
Lincoln, NE 68512
(402) 420-2311

OWNER: Mark IV Investments Inc.
12864 Bradshaw St.
Overland Park, KS 66213

CONTACT: Robert Dean
RD Engineering
11920 Burt St. Suite 180
Omaha, NE 68154
(402) 505-4355

Q:\PC\PERMITS\SP\05000\SP05050 Hunters Pointe Townhomes.tjc.wpd



2005 aerial

Special Permit #05050 N. 20th & Benton St

Zoning:

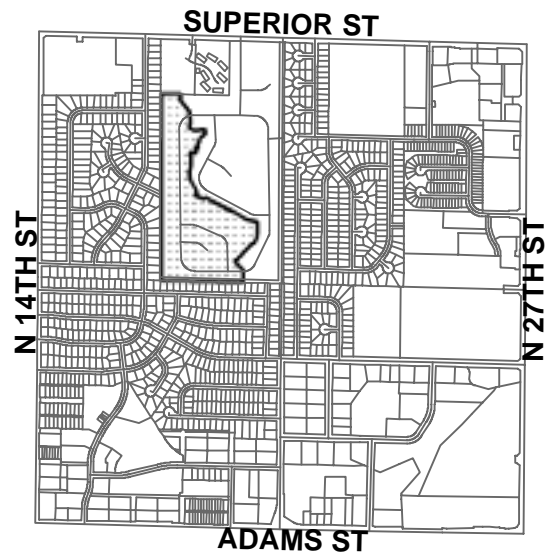
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 12 T10N R06E



Zoning Jurisdiction Lines

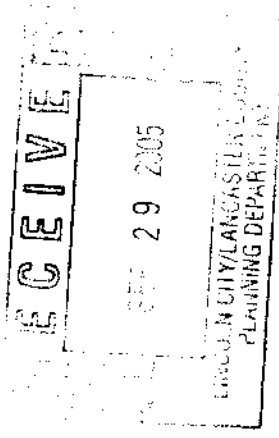
City Limit Jurisdiction



LEGAL DESCRIPTION—HUNTERS POINTE TOWNHOMES

A TRACT OF LAND LOCATED IN LOT 125 I.T. AND A PORTION OF VACATED BENTON STREET IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, PAUL VI HEIGHTS ADDITION OR THE NORTHWESTERLY CORNER OF SAID LOT 125 I.T.; THENCE: S88°42'23"E, (ASSUMED BEARING), ON THE NORTHWESTERLY LINE OF SAID LOT 125 I.T., A DISTANCE OF 211.10 FEET; THENCE: S01°17'37"W, 73.26 FEET; THENCE: S37°05'00"E, 143.43 FEET; THENCE: S07°21'26"E, 133.51 FEET; THENCE: S30°21'33"W, 47.03 FEET; THENCE: S61°51'41"E, 68.58 FEET; THENCE: N82°21'58"E, 125.22 FEET; THENCE: S02°49'47"W, 53.86 FEET; THENCE: S54°54'45"W, 45.14 FEET; THENCE: S75°09'08"W, 14.94 FEET; THENCE: S28°11'49"W, 41.80 FEET; THENCE: S57°11'15"E, 10.62 FEET; THENCE: S30°06'54"W, 48.74 FEET; THENCE: S59°18'59"E, 14.99 FEET; THENCE: S24°53'49"W, 39.88 FEET; THENCE: S20°22'22"W, 53.63 FEET; THENCE: N71°37'23"W, 52.16 FEET; THENCE: S01°29'23"E, 49.34 FEET; THENCE: S04°51'10"E, 63.32 FEET; THENCE: S08°44'54"W, 125.41 FEET; THENCE: S08°52'24"E, 75.12 FEET; THENCE: S30°34'43"E, 138.46 FEET; THENCE: S36°03'24"W, 46.46 FEET; THENCE: S67°16'49"E, 113.49 FEET; THENCE: N31°27'15"E, 25.91 FEET; THENCE: S61°06'01"E, 92.48 FEET; THENCE: S63°21'27"E, 250.32 FEET; THENCE: S59°52'21"E, 159.42 FEET; THENCE: S73°18'59"E, 118.09 FEET; THENCE: S02°16'11"W, 149.39 FEET; THENCE: S06°28'39"W, 18.84 FEET; THENCE: S27°32'11"W, 52.98 FEET; THENCE: S51°51'59"W, 62.58 FEET; THENCE: S43°00'40"W, 232.84 FEET; THENCE: S44°28'48"E, 131.15 FEET; THENCE: S01°15'51"W, 126.21 FEET TO A POINT ON THE SOUTH LINE OF VACATED BENTON STREET; THENCE: N88°44'35"W, ON SAID LINE, A DISTANCE OF 877.29 FEET; THENCE: N00°00'00"E, ON THE WEST LINE OF SAID VACATED BENTON STREET AND THE WEST LINE OF SAID LOT 125 I.T., A DISTANCE OF 2011.43 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 26.32 ACRES MORE OR LESS.





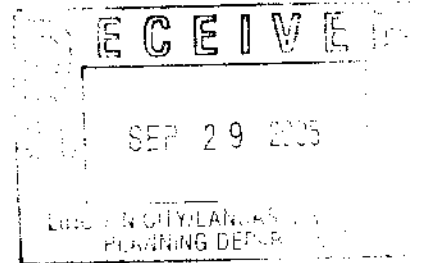
ENGINEERING, INC.

11920 Burt Street, Suite 180 . Omaha, NE 68154
402.505.4355 (ph) . 402.505.4432 (fax)

September 29, 2005

RE: Application for Community Unit Plan (CUP)
Hunters Pointe Townhomes
Lots 1 thru 116 and Outlots A thru F
RD Engineering Project No. 008-005-05

Mr. Tom Cajka
Lincoln/Lancaster County Planning Department
555 South 10th Street, Suite 213
Lincoln, Nebraska 68508



Dear Mr. Cajka,

Submitted herewith for your review and processing are the following CUP application documents for the above referenced project.

1. CUP Application - one (1) copy.
2. Site Plan - twenty four (24) copies.
3. Reduced Site Plan 8 1/2" x 11" - one (1) copy.
4. Site Plan Electronic File - one (1) copy.
5. Cover Sheet, Site Plan, Utility Plan, Grading/Drainage Plan, Landscape Plan, Street Profiles (full size) - eight (8) copies).
6. Preliminary Soils Survey - one (1) copy.
7. Preliminary Drainage Study - one (1) copy.
8. Application Fee - \$2,750.00.
9. Wetland & Waterway Delineation Report - one (1) copy.
10. Ownership Certificate- one (1) copy.

The purpose of this CUP application is for construction of a 116 unit townhome development located south of Superior Street and east of and adjacent to the existing Bel-Mar neighborhood. The site is undeveloped and encompasses 26.3 acres. The area is currently a part of the existing Mark IV Trailer Park located immediately east of this site. Upon city approval of the CUP for Hunters Pointe Townhomes, an administrative amendment to the trailer park Use Permit 99 will be processed to remove the CUP area from the Use Permit 99 boundary.

In conjunction with this submittal the following waivers are requested:

<u>Waiver Request</u>	<u>Regulation</u>	<u>Justification</u>
1. Waiver of lot width for Lots 15 thru 28, block 4 from 40 ft. to 37.5 ft.	Title 27, Section 27.13.080	The purpose of the CUP is to allow flexibility in site design and layout. The area for these lots still meet the minimum area requirements and the average lot width for the overall development exceeds 40 ft.

<u>Waiver Request</u>	<u>Regulation</u>	<u>Justification</u>
2. Waiver of minimum lot area for Lots 11 thru 20, Block 1.	Title 27, Section 27.13.080	These lots are adjacent to an open channel that extends across the site. To increase the buffer with the channel we are minimizing the lot depth to set the rear yard setback equal to 20% of lot depth. Based on lot depth measured from curb line the lot areas are less than 5,000 SF. The lot area would be met if we extended the lot to the roadway centerline. We elected not to do this so that the roadway would be within an outlot.
3. Waiver of sideyard setback for Lot 1, block 4 and Lot 24, Block 5 from 25 ft. to 15 ft.	Title 27, Section 27.13.080	Public Works has requested that North Gate Road be extended as a public street to North 18 th Street (proposed private roadway) within the development instead of as a private roadway. The only purpose is to define a clear ending point for the public street. This requirement would not allow us to meet the required sideyard setback of 25 ft. without losing units. If the roadway extension within the boundary of this development were private as is the case for other streets, the setback would not be a factor. The purpose of a CUP is to allow flexibility in site design and layout and therefore we request that a waiver of the sideyard setback from 25 ft. to 15 ft. be approved.
4. Waiver of maximum block length for North 18 th Street from North Gate Road to Superior Street.	Title 26, Section 26.23.130	Along the west side of North 18 th Street, the existing Bel-Mar Development prevents extension of a cross street to the west. To the east of North 18 th Street an existing wooded ravine 12 ft. to 15 ft. deep would have to be crossed to connect to the trailer park. By extending North 18 th Street north to connect to Superior Street and providing two other connection points to adjacent streets at North Gate Road along the west property line and at North 20 th Street along the south property line, we believe these connections provide adequate traffic circulation and ingress/egress for a development of this size without having to remove additional trees and place additional fill in the ravine to provide a fourth connection point.
5. Waiver of sanitary sewer running against street grade	Title 2, Chapter 2.00	Realignment of the existing sanitary sewer crossing the site is required as part of the platting process. To minimize removal of the trees within and adjacent to the channel it is proposed to place the sewer within the private roadway. A section of the relocated line in North 18 th Street (approximately 150') would run against the street grade.

Waiver Request**Regulation****Justification**

6. Waiver of 3% intersection approach grade at North Gate Road and North 20th Street

Title 2,
Section 2.15

Existing North Gate Road is set at a grade of approximately 5.1%. The extension of North Gate Road to North 18th Street, a distance of approximately 140 ft. does not allow sufficient distance to meet the required 3% approach grade. We are proposing a grade break of about 1% at the property line to reduce the slope to 4.3%. Based on the existing elevation of North 20th Street and internal grading constraints relative to earthwork and matching existing perimeter grades, a 3.4% approach grade is requested.

If you have any questions or require additional information please contact me at 4012-505-4355.

Sincerely,

RD ENGINEERING



Robert L. Dean, P.E.
President

RLD/dls

Memorandum

To: Tom Cajka, Planning Department

From: Chad Blahak, Public Works and Utilities
Dennis Bartels Public Works and Utilities

Subject: Hunters Pointe Townhomes Special Permit #05050

Date: October 13, 2005

cc: Randy Hoskins

Engineering Services has reviewed the submitted plans for the Hunters Pointe Townhomes, located south of Superior Street at approximately 20th Street, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

(1.1) Public Works approves the requested waiver of design standards for constructing sanitary sewer opposite street grade provided that maximum and minimum depths are not exceeded.

Water Main - The water system is satisfactory.

Grading/Drainage - The following comments need to be addressed.

(3.1) A flowage easement needs to be shown over the overflow swale for the proposed detention cell.

(3.2) Minimum opening elevations need to be clearly shown on the plans.

(3.3) The storm sewer extension in N. Gate Road will be a public facility. All connections to the is storm sewer and all other storm sewer with in the plat will be private facilities.

(3.4) Watershed Management's comments need to be addressed. It should be noted that some revisions to the site plan may be required as a result of some the comments.

Streets/Paving - The following comments need to be addressed.

(4.1) Public Works approves the requested waiver of design standards for block length on the west side of North 18th Street. However, Thomasville Avenue was shown connecting to he west side of the drainage channel with the approval of the mobile home development to he east. This connection provides addition connectivity for both developments. Constructing the road connection across the drainage channel would eliminate some trees but would not be unusual or excessive for development.

(4.2) Public Works does not approve the requested waiver of design standards for platform

grades approaching an intersection as shown for N. Gate Road at N. 18th Street. The existing grade shown does not match what is on records for the construction of N. Gate Road. There is insufficient information to determine if a waiver of some degree would be acceptable to Public Works.

(4.3) Intersection platform waivers must also be requested for both intersection with North 19th Street and for the intersection at 20th and Atlas Avenue at the south end of the plat. Public Works would not recommend approval of these waivers as it appears that the street grades could be adjusted to accommodate design standards.

General – The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

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**PUBLIC WORKS AND
UTILITIES DEPARTMENT**

MEMORANDUM

Date: 10/12/05

To: Tom Cajka, Planning Department

From: John Callen, Watershed Management

Subject: *Hunter's Pointe Townhomes review comments*

cc: *Chad Blahak*

Tom,

Below are Watershed Management's comments regarding Hunter's Pointe Townhomes, SP05050:

1. Rational method correction factor for the 100-year storm event as per Drainage Criteria Manual (DCM) Table 2-5 appears to not have been accounted for in drainage computations on drainage and grading plan.
2. Show how times of concentration were calculated and explain why lag time was utilized instead of the travel time estimation method for determining time of concentration as shown in DCM Appendix 2-C.
3. Explain why times of concentration on Drainage Study plan sheet for pre- and post-development conditions are the same for the 19.35 acres that drains to the proposed detention.
4. Show or summarize development of composite curve numbers and what land use and soil type assumptions were used for determination of curve numbers utilized in drainage report.
5. It appears that an overland flow path is shown on the grading plan passing through the rear yard of lots 1-8 of Block 1. If this is necessary then grading should be completed outside the boundary of the lots in order to avoid conflict with future activities of potential property owners such as landscaping that may alter the drainage conveyance area.

6. Show minimum flood corridor on site plan. Also, show width of minimum flood corridor easement and show on drainage study plan how minimum flood corridor width was calculated. (Ref. Lincoln Municipal Code 26.15.020 (9))

7. Show wetland area identified in environmental report in Outlot B on site plan to demonstrate that this area is not being disturbed by the proposed project. If there is disturbance, provide copies of appropriate 404 permit authorizations from the U.S. Army Corps of Engineers.

8. Provide copies of appropriate 404 permit authorizations from the U.S. Army Corps of Engineers for proposed activity and disturbance in the east-west channel being crossed and modified by this proposed development.

INTER-DEPARTMENT COMMUNICATION



DATE October 10, 2005

TO: Tom Cajka, City Planning

FROM: Sharon Theobald (Ext. 7640) *Set*

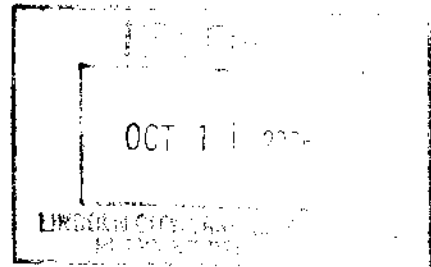
SUBJECT: DEDICATED EASEMENTS
DN #41N-19E

SP #05050

Attached are the site and utility plans for Hunters Pointe Townhomes.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements over all of the Outlots.



ST/nh
Attachment
c: Terry Wiebke
Easement File